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This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679 BOOK 9312 PAGE 915

ADDRESS NEW OWNER:
Jeffrey T. Ragland and Tracy L. Bono
532 Glengarry Drive
Nashville, TN 37217

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Southeastern Mortgage of Tennessee, Inc.
565 Marriott Drive, Suite 250
Nashville, TN 37214

MAP AND PARCEL:
MAP 120-9
PARCEL 23
2DA41935

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Charlotte K. Platt, Unmarried hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeffrey T. Ragland and Tracy L. Bono, Both Unmarried, as joint tenants with the specific right of survivorship, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot 104, Glengarry Park, Section One, as recorded in Book 2663, page 72, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Charlotte K. Platt , by deed from Frank E. Platt and wife, Charlotte K. Platt of record in Book 7266, Page 398, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Frank Platt executed this instrument on behalf of Charlotte K. Platt pursuant to a Power of Attorney which is being placed of record currently herewith.

This conveyance is subject to restrictions of record in Book 2743, Page 231 and Book 2805, page 226, said Register's Office.

This conveyance is subject to 70 foot minimum building setback line; 10 foot public utility and drainage easement and 2.5 x 20 foot utility anchor easement of record in Book 2663, Page 72, said Register's Office.

This is improved property known as 532 Glengarry Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jeffrey T. Ragland and Tracy L. Bono, Both Unmarried, their heirs and assigns, forever; and we, Charlotte K. Platt, Unmarried do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said

land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 13th day of April, 1994. BOOK 9312 PAGE 916

Charlotte K. Platt, by Frank Platt, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Frank Platt as Attorney-in-Fact for Charlotte K. Platt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Attorney-in-Fact of the maker, or a constituent of the maker , and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 13th day of April, 1994.

NOTARY PUBLIC

My Commission Expires: 7-1-97

STATE OF TENNESSEE)
COUNTY OF Davidson)

4360 04/14 0101 03CHECK 323.50

The actual value or consideration, whichever is greater, for this transfer is $ 85,000.00.

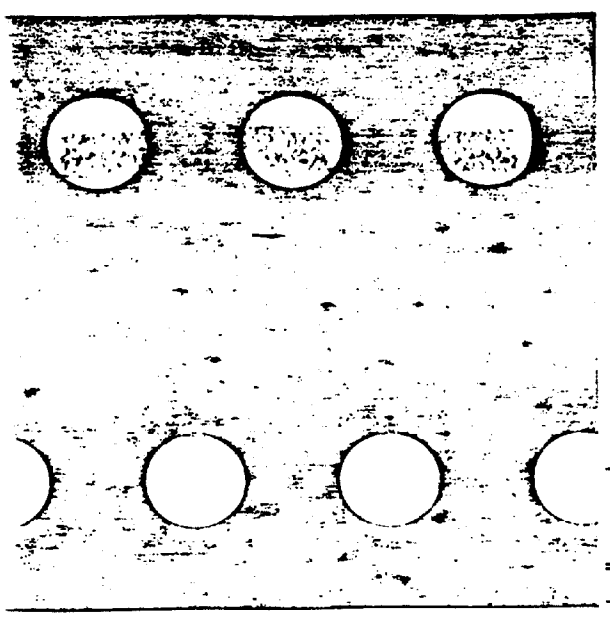
AFFIANT

Subscribed and sworn to before me this 13th day of April, 1994.

NOTARY PUBLIC
My Commission Expires: 7-1-97

94 APR 14 PM 2:40
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

39369
IDENTIFICATION REFERENCE



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

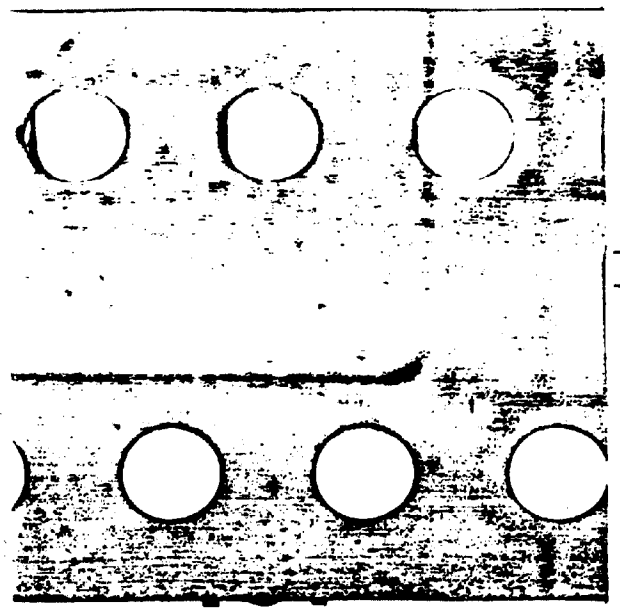
RECEIVED OF _____

FOR _____

BOOK 9312 PAGE 917

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 8.00
TOTAL 323.50
CHECK 323.50

04/14/94 01 14:41 0001 4360

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39369
IDENTIF. & REFERENCE

94 APR 14 PM 2:40
REGISTER
DAVIDSON COUNTY, TN.

No. 779558